

against loss by fire, business interruption, or other hazards, casualties and contingencies as more fully hereinafter set forth in the amounts, for periods, and in a company or companies satisfactory to the Mortgagee. These installments shall be equal respectively to one-twelfth (1/12th) of the annual ground rent, if any, plus the estimated premium or premiums for such insurance and taxes and assessments next due (as estimated by the Mortgagee) less all installments already paid therefore, divided by the number of months that are to elapse one month prior to the date when the premium or premiums and taxes and assessments and ground rent will become delinquent. The Mortgagee shall hold such installments in trust to pay the insurance premium or premiums, and taxes and assessments before the same become delinquent.

3. To pay all taxes, water rent, insurance, public dues and assessments of every kind, whatsoever, for which the property hereby mortgaged may become liable when payable. At any time, Mortgagors fail to pay the taxes and other public charges on the property before the same become delinquent, or to pay the fire insurance policy premiums when due, (or if a mortgage expense account has been established which does not contain sufficient funds for such payment, and Mortgagors have been notified of such facts and requested to add to said expense account the deficiency required for payment of said expenses but have failed to do so within a reasonable time), then Mortgagee may at its option, consider the Mortgage in default, or advance such funds required to pay the said expenses as aforesaid, and all sums so advanced may be added to the principal balance of the Mortgage to bear interest at the same rate as the mortgage loan.

4. That Mortgagors shall keep buildings on the premises insured against loss by fire and perils, covered by extended coverage and vandalism endorsements and other hazard insurance as may be required by the Mortgagee, in an amount not less than the higher of the unpaid principal balance of the loan or the percentage of the value of said buildings under the co-insurance requirements of the insurance underwriters, the policies containing such coverage shall be on a Company rated at least Class IV according to Best Insurance Guide and shall be delivered to Mortgagee at least 15 days prior to